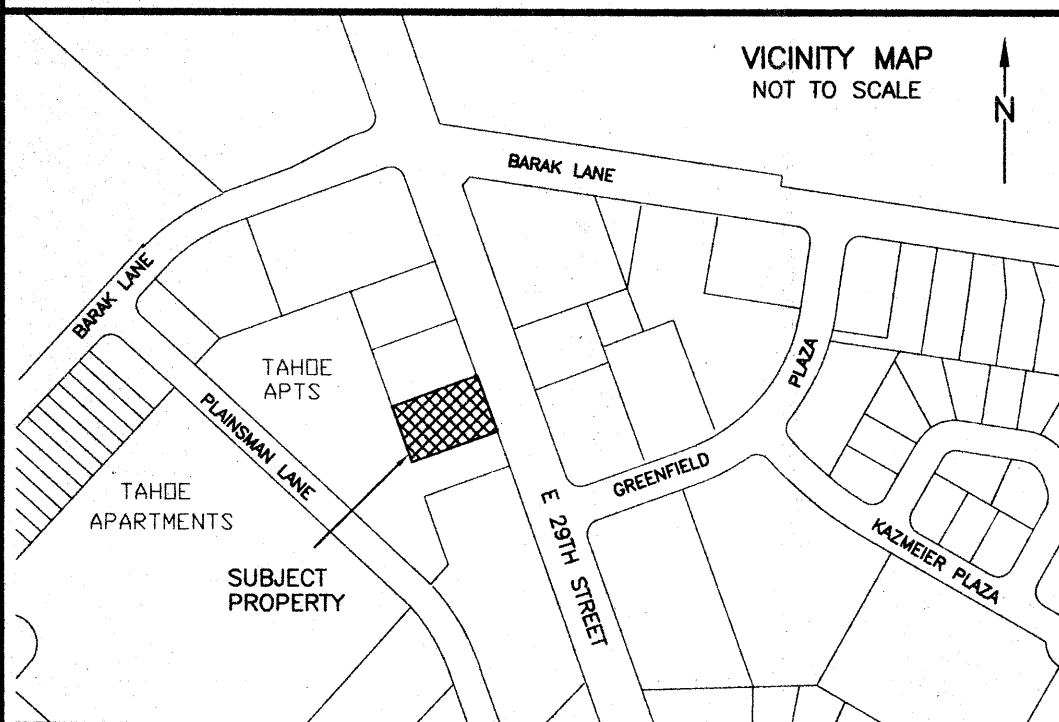




SCALE: 1" = 10'

10 0 10 20 30 Feet

VICINITY MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION
OF A
0.344 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING
SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY,
TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.345 ACRES AS DESCRIBED BY A
DEED TO FAST COLOR, INC., RECORDED IN VOLUME 1826, PAGE 110 OF THE OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF E. 29TH STREET
MARKING THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT AND THE SOUTHEAST CORNER
OF ANOTHER CALLED 0.345 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES C. BRUNSON AND
WILLIAM O. BRUNSON RECORDED IN VOLUME 1236, PAGE 625 OF THE OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 16° 13' 07" E ALONG THE WESTERLY LINE OF E. 29TH STREET FOR A DISTANCE OF
99.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FIRST
0.345 ACRE TRACT AND A NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, TAHOE APARTMENTS;
ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 195 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 73° 46' 00" W ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND
SAID LOT 1 FOR A DISTANCE OF 150.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE
SOUTHWEST CORNER OF SAID FIRST 0.345 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT
1;

THENCE: N 16° 06' 31" W CONTINUING ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE
TRACT AND SAID LOT 1 FOR A DISTANCE OF 99.76 FEET TO A 1/2 INCH IRON ROD FOUND
MARKING THE COMMON CORNER OF SAID FIRST AND SECOND CALLED 0.345 ACRE TRACTS;

THENCE: N 73° 44' 00" E ALONG THE COMMON LINE OF SAID 0.345 ACRE TRACTS FOR A
DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF
LAND AS SURVEYED ON THE GROUND JUNE 2006. THIS LINE WAS USED FOR BEARING
ORIENTATION HONORING THE DEED CALL BEARING OF FIRST SAID 0.345 ACRE TRACT, 1826/110.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of
the land shown on this plat, and designated herein as Lot 1, GestHand Capital Addition to
the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate
to the use of the public forever all streets, alleys, paths, easements, and public places thereon
shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared
subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same
for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify
that this plat is true and correct and was prepared from an actual survey of the property and that
property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning
Commission of the City of Bryan, hereby certify that the attached plat was duly
approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat
conforms to the City master plan, major street plan, land use plan and the standards and
specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in
compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat
together with its certificates of authentication was filed for record in my office on the _____
day of _____, 2006, in the Official Public Records of Brazos County, Texas, in
Volume _____, Page _____.

County Clerk
Brazos County, Texas

POINT OF
BEGINNING
1/2 INCH IRON
ROD FOUND

N/F
JAMES C. BRUNSON AND
WILLIAM O. BRUNSON
0.345 ACRE TRACT
1236/625
(NOT PLATTED)

N 73°44'00" E 149.90'

1/2 INCH IRON
ROD FOUND

UTILITY EASEMENT
PLAT 503/195

N 16°06'31" W 99.76'

0.0213 AC. UTILITY
EASEMENT
501/771

1/2 INCH IRON
ROD FOUND

10' UTILITY EASEMENT
PLAT 503/195

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

S 73°46'00" W 150.09'

S 16°13'07" E 99.85'

E. 29TH STREET
VARIABLE WIDTH R.O.W.
55.8' ASPHALT PAVEMENT

CITY OF BRYAN GPS
MONUMENT #49 BEARS:
S 30°48'43" E - 1724.27'

Received

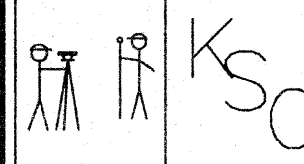
JUL 19 2006

Development & Engineering
Services

FINAL PLAT

OF
LOT 1

GestHand CAPITAL ADDITION
0.344 ACRES, RICHARD CATER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 10 FEET
SURVEY DATE: 06-16-06
PLAT DATE: 07-17-06

JOB NUMBER: 06-488
CAD NAME: 06-488F
CRS FILE: 06-358 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: GestHand CAPITAL, LLC
4705 ST. ANDREWS
COLLEGE STATION, TEXAS 77845
PHONE (979) 268-6882